

House Bill 290

By: Representatives Heckstall of the 62nd, Holmes of the 61st, Morgan of the 39th, Sims of the 151st, Brooks of the 63rd, and others

A BILL TO BE ENTITLED
AN ACT

1 To amend Part 3 of Article 1 of Chapter 2 of Title 8 of the Official Code of Georgia
2 Annotated, relating to fire escapes, so as to provide for certain safety requirements for
3 buildings over 15 feet in height; to provide for inspections; to repeal conflicting laws; and
4 for other purposes.

5 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

6 **SECTION 1.**

7 Part 3 of Article 1 of Chapter 2 of Title 8 of the Official Code of Georgia Annotated, relating
8 to fire escapes, is amended by adding a new Code section to read as follows:

9 "8-2-50.1

10 (a) For the purposes of this Code section, 'dwelling' shall mean any single or multiple
11 family dwelling over 15 feet in height.

12 (b) All multiple story dwellings over 15 feet in height are required to provide a means of
13 egress in the form of permanent emergency escape ladders at the time of construction.
14 Where the story of the dwelling contains one or more bedrooms or sleeping rooms, a
15 permanent emergency escape ladder is required in each bedroom or sleeping room. The
16 permanent emergency ladder shall meet standards set out in the state minimum standard
17 codes and shall be installed in accordance with the manufacturer's installation instructions."

18 **SECTION 2.**

19 Said part is further amended by revising Code Section 8-2-51, relating to the inspection of
20 buildings, as follows:

21 "8-2-51.

22 (a) The governing authority of the city where any building covered by Code Section
23 8-2-50 or Code Section 8-2-50.1 is situated, or the judge of the probate court of the county
24 if the building is situated outside of any city, shall require the fire marshal or chief officer
25 of the fire department or, if there is no fire marshal or chief firefighter, some other suitable

1 official to inspect such buildings at least once a year and report in writing to the municipal
2 authorities or the judge of the probate court that the requirements of Code Section 8-2-50
3 and Code Section 8-2-50.1 have or have not been complied with.

4 (b) If the requirements of Code Section 8-2-50 or Code Section 8-2-50.1 have not been
5 complied with, the municipal authorities or the judge of the probate court, as the case may
6 be, shall convey to the owner of such building written notice requiring him to provide
7 needed alterations or additions."

8 **SECTION 3.**

9 All laws and parts of laws in conflict with this Act are repealed.